## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

19a Marshall Avenue, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$990,000		&		\$1,080,000			
Median sale p	rice							
Median price	\$1,455,000	Pro	operty Type	Hou	se		Suburb	Highett
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	4/65 Royal Av SANDRINGHAM 3191	\$1,075,000	04/01/2024
2	1/17 Stuart Av CHELTENHAM 3192	\$1,052,000	10/02/2024
3	3/33 Worthing Rd HIGHETT 3190	\$1,045,000	18/11/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/02/2024 15:22



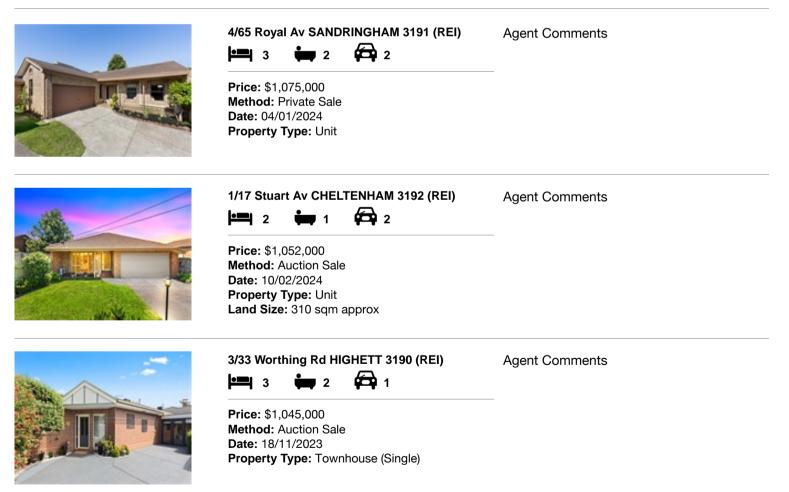






Rooms: 6 Property Type: House Agent Comments Indicative Selling Price \$990,000 - \$1,080,000 Median House Price December quarter 2023: \$1,455,000

# **Comparable Properties**



#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

propertydata



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